



VILLAGE OF PINECREST

DECLARATION OF RESTRICTIVE COVENANT/
DECLARATION OF USE

PREPARED BY:

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned is/are the fee simple owner(s) of the following
described property situated and being in the Village of Pinecrest:

Lot(s) Block of (subdivision), A.K.A.
(address), according to the plat thereof, as recorded in Plat Book Page
of the Public Records of Miami-Dade County, Florida, and

WHEREAS, the undersigned owner(s) desire(s) to utilize said Lot(s) as a
single building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

- 1. That the property will not be used in violation of any ordinances of the Village of Pinecrest or Dade County now
in effect or hereinafter enacted.
2. That the property will be used for a single-family residence only.
3. That the use of the property or building will be as follows: Accessory building shall not be rented or used in
violation of the Village of Pinecrest codes.

NOW, THEREOF, for good and valuable consideration, the undersigned do(es) hereby declare that he/she will not
convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and
conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant
concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall
be binding upon the undersigned, his/her successors and assigns and may only be released by the Village of Pinecrest, or its
successors, in accordance with the ordinance of said Village then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused hand(s) and seal(s) to be affixed
hereto on this day of, 20.

WITNESS(ES): OWNER(S):
(SIGN/PRINT)
(SIGN/PRINT)

STATE OF FLORIDA )
)
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this day of, 20, before me personally
appeared, who is personally known to me or has produced
as identification and he/she acknowledged that he/she executed the foregoing freely and voluntarily
for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this day of, 20.

Notary Public, State of Florida
My Commission Expires:

